

**TOWN OF ROCKY HILL  
GOVERNMENT OPERATIONS COMMITTEE, PUBLIC BUILDINGS COMMISSION,  
& SCHOOL BUILDINGS COMMITTEE  
SPECIAL JOINT MEETING OF DECEMBER 1, 2014**

Present: Nadine Bell, Chairwoman (Gov. Ops. Cmte.) (School Buildings Committee), Councilor Guy Drapeau (Gov.Ops. Cmte.) (School Buildings Committee), Councilor Tim Moriarty (Gov. Ops. Cmte.) (School Buildings Committee), Brian Dillon (School Buildings Committee), Bryan Addy (Chairman-Public Buildings Commission) (School Buildings Committee), Todd Marchand (Vice Chairman-Public Buildings Commission), Tom Beaudoin (Public Buildings Commission) (Entered at 5:14 p.m.), Chris Ford (Public Buildings Commission) and Jay Kelly (Public Buildings Commission). Also present were: Guy Scaife (Town Manager), John Mehr (Finance Director), Jim Sollmi (Director of Community Development Services) (Entered at 5:01 p.m.), Mike Mancini (Director of Facilities for the Board of Ed) (Entered at 5:01 p.m.), Lorel Purcell (O & G Industries, Inc.), Mike Brennan (O & G Industries, Inc.) (Entered at 5:01 p.m.), Mike Sorano (Friar Associates) (Entered at 5:01 p.m.) and Adam Palmer (Friar Associates) (Entered at 5:01 p.m.).

Those absent: Sal Ganci (Public Buildings Commission) and Peter Parrotta (Public Buildings Commission).

**I. CALL TO ORDER**

Chairwoman Nadine Bell called the December 1, 2014 special joint meeting of the Government Operations Committee, the Public Buildings Commission and the School Buildings Committee to order at 5:00 p.m. in the Council Chambers, Town Hall, 761 Old Main Street, Rocky Hill, CT.

**II. APPROVAL OF MINUTES**

**Councilor Drapeau made a motion to approve the Minutes of the November 10, 2014 special joint meeting of the Government Operations Committee, the Public Buildings Commission and the School Buildings Committee. The motion was seconded by Chairwoman Bell and adopted by those present with Councilor Moriarty abstaining.**

**III. OLD BUSINESS**

**A. Discussion/Approval – RHHS Project O & G Guaranteed Maximum Price Amendment**

Lorel Purcell said she had been present in early November to go over the Guaranteed Maximum Price (GMP) with them and the number had been \$44,137,905. Since then, Chairman Addy has been sending comments from everyone to her. Lorel Purcell had responded to one series and she received a second series of questions after there had been a meeting in the field office last Monday to go over any outstanding issues or comments that Chairman Addy had been aware of. Lorel Purcell asked everyone if they have seen these two sets of questions and they have. She said the number hasn't changed. She asked if anyone had any further questions on the questions that had been asked and answered already. Chairman Addy asked Brian Dillon if he needed reassurance from O & G Industries, Inc. and Friar Associates with regards to the items in Exhibit D being what the Board of Education is expecting. (Please see the attachment.) Brian Dillon referred to Items #21 through #25 and he asked if these are consistent with the plans that had been presented to the Board of Education. Mike Sorano said he had reviewed this last week. What is included and all of the assumptions are what had been agreed upon through the scope meetings.

Brian Dillon referred to Item # 17 (allowance for the cleaning of the ductwork). He asked if the linear footage included is intended to be the final amount for the existing ductwork that will be remaining in place and not for the new ductwork. Mike Sorano said a much bigger allowance had originally been carried for this and they had been looking for Value Engineering but the conclusion they came to is that most of this ductwork will be coming out so money will no longer be carried to clean that. They have assumed a quantity of ductwork that will remain and will be cleaned at the end of the construction. The rest of this will be protected during the construction and the contractor will have to pay for the cleaning of this if there is a breach of that. Brian Dillon asked if there is a problem with the commissioning or balancing of the system and it causes the ductwork to be repaired or cleaned, if this will be on the contractor and not out of the owner's contingency. Lorel Purcell said yes. If there is existing ductwork that should be cleaned, this should not be part of the construction dollars at this point. Brian Dillon said there isn't a lot of ductwork that is meant to remain. Lorel Purcell said this is pretty much in the auditorium.

Brian Dillon referred to Item #18 (repair of existing stair nosings) and asked where they are with regards to this. Mike Sorano said they know they don't have a detail for this and they had discussed that today. A specification will be provided with regards to this.

Chairwoman Bell asked the Staff if they had any questions or comments and they didn't.

**Councilor Moriarty made a motion that the Government Operations Committee approve the revised AIA Document A133-2009 Exhibit A, Guaranteed Maximum Price Amendment, dated December 1, 2014, from O & G Industries, Inc. (This is to be forwarded to the Town Council for approval at their December 15, 2014 meeting.) The motion was seconded by Councilor Drapeau and adopted unanimously.**

**Commissioner Ford made a motion that the Public Buildings Commission approve the revised AIA Document A133-2009 Exhibit A, Guaranteed Maximum Price Amendment, dated December 1, 2014 from O & G Industries, Inc. (This is to be forwarded to the Town**

**Council for approval at their December 15, 2014 meeting.) The motion was seconded by Commissioner Kelly and adopted unanimously by those present.**

**B. Discussion/Approval – RHHS Project – Change Orders**

Finance Director Mehr said there weren't any Change Orders.

**IV. BILL PAYMENT RECOMMENDATIONS**

Finance Director Mehr said there are no bills to be approved because this is the first meeting of the month and the Change Orders for the sprinkler project are still being reviewed.

Lorel Purcell said she had an e-mail from Tyson Burk (O & G Industries, Inc.) and she asked them if they are all set with O & G Industries, Inc.'s last payment application. Finance Director Mehr said they will just need to have a clean copy signed by all of the appropriate parties and it will then be processed.

Brian Dillon referred to the payment application that had been in their packets and he said that \$1.276 million is being shown in the construction contingency. He then referred to Exhibit A1 in the GMP that they had approved. Finance Director Mehr told Brian Dillon that he was looking at what had been discussed at their last meeting and that has been voided out. There is a new payment application that had consolidated both of those requests for September and October. Brian Dillon referred to the GMP with the amendments that had just been given to them. Lorel Purcell said this is for \$1,183,200. Brian Dillon said there is also the allowance of \$155,000 so he asked if the \$1.276 million is wrong. Lorel Purcell said she hadn't prepared the payment application but her GMP is going to dictate how the payment application is going to look. Finance Director Mehr said the contingency is \$1,183,200 in the new payment application they received so that has been corrected.

**V. OTHER BUSINESS**

Chairwoman Bell asked for an update as to where they are with the RHHS project. Mike Sorano said he didn't have a full report to hand out to them on this. He told them though that O & G Industries, Inc. is fully mobilized on the site right now and the construction is on schedule. All of the construction people know where to park. On the back of the addition, holes have been dug for the foundations. Contractors are working on Phase IA throughout the site. Sections of the building that are going to be constructed for new classrooms are being separated and foundations are being poured in the front of the building. Contractors have been throughout the building to look at the phasing plan (i.e. for the electrical and mechanical runs). A lot of the long lead items have been ordered and they are approximately 20% through the submittal process. Some substitution requests have been reviewed.

They are scheduled to be at the State on December 10, 2014 for Phase III for the FF & E package. The Board of Education's Facilities Committee and the School Buildings Committee will have to give approval on that.

Councilor Moriarty asked Brian Dillon if there have been any issues or complaints from the School Staff about disruptions that are out of the norm. Brian Dillon said to everyone's credit that they haven't heard anything from the Board of Education's perspective. Mike Sorano said Tyson Burk meets every Wednesday morning with the school administration and there is a meeting every Thursday with O & G Industries, Inc., the architecture team, the school administration and the Town Staff.

Chairman Addy asked how Phase I is looking in the overall scheme of things because based on what has been submitted, it looks like the GMP schedule is a little behind. He asked how confident they are about getting back on track. Mike Brennan, Operations Manager for O & G Industries, Inc., said he oversees all of the school construction. Based on the GMP schedule, they are a little bit behind schedule in terms of where they want to be so they will probably be spending some money for overtime as they hit the summer in order for them to meet the end date. It is critical for them to do that and to keep their phasing on track. It is permissible for abatement work to be done when the kids are in school and they would have to get some buy-in from the Town for that but they would rather not do this. Chairman Addy said they have allowances for overtime and Mike Brennan said that is in the GMP.

Chairwoman Bell asked if there were any other concerns or questions and there were none.

## **VI. ADJOURNMENT**

**Councilor Moriarty made a motion to adjourn the special joint meeting at 5:17 p.m. The motion was seconded by Councilor Drapeau and adopted unanimously by those present.**

Respectfully submitted,

Jo-Anne Booth  
Recording Secretary